

# THINGS TO KNOW

53 WINFORD WAY, WINCHESTER, MA

|                                    |                                                                                                                                 |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>MATERIAL OF ROOF</b>            | Asphalt/Fiberglass Shingles                                                                                                     |
| <b>HEAT &amp; COOLING ZONES</b>    | 3 Heat Zones, 3 Cooling Zones                                                                                                   |
| <b>HOT WATER</b>                   | Natural Gas                                                                                                                     |
| <b>FIREPLACE</b>                   | 2                                                                                                                               |
| <b>AREA AMENITIES</b>              | Shopping, Walk/Jog Trails, Public School                                                                                        |
| <b>WATER/SEWER UTILITIES</b>       | Town of Winchester                                                                                                              |
| <b>UTILITY CONNECTIONS</b>         | For Gas Range, For Gas Oven, For Electric Dryer, Washer Hookup                                                                  |
| <b>ELECTRIC</b>                    | Circuit Breakers, 200 Amps                                                                                                      |
| <b>CONSTRUCTION</b>                | Frame                                                                                                                           |
| <b>INSULATION</b>                  | Full, Blown In, Cellulose - Sprayed                                                                                             |
| <b>FOUNDATION</b>                  | Poured Concrete                                                                                                                 |
| <b>FLOORING</b>                    | Tile, Hardwood                                                                                                                  |
| <b>BASEMENT FEATURE</b>            | Full                                                                                                                            |
| <b>ENERGY FEATURES</b>             | Insulated Windows, Prog. Thermostat                                                                                             |
| <b>EXTERIOR FEATURES</b>           | Porch, Deck, Deck - Composite, Gutters, Sprinkler System, Screens, Stone Wall                                                   |
| <b>PARKING</b>                     | 4 Off-Street Parking Spaces, 2 Attached Garage Spaces                                                                           |
| <b>APPLIANCES INCLUDED IN SALE</b> | Range, Dishwasher, Disposal, Microwave, Refrigerator, Refrigerator - ENERGY STAR, Dishwasher - ENERGY STAR, Range - ENERGY STAR |

*\*Information on this document is to the best of the seller's knowledge. This is not a legal representation and buyer should perform should perform their own due diligence.*